

ELBOURN 3

DESCRIPTION OF THE MABEL L. ELBOURN LANDS,
ROCK HALL, FIFTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the west side of a 20' wide right-of-way leading to Rock Hall Avenue, said point being the northwest corner of the lands now or formerly of Ella S. Elbourn, (Tract 2 on a plat entitled "Survey and Division of the Mabel M. Elbourn Lands", filed in Plat Book EHP 2, folio 191), and the southwest corner of the lands of Roy P. Elbourn; and running, thence, by and with the west side of the Ella Elbourn lands S 17 57 30 W - 168.82' and S 13 40 24 W - 79.62' to the lands of Frank Hepbron; thence, by and with said Hepbron lands N 73 42 58 W - 150.58' to a right-of-way running from the intersection of Mercer and Kent Avenues to the lands of Mabel Elbourn and others; thence, by and with said right-of-way N 18 29 17 E - 40.00' and N 73 09 44 W - 82.38' to the lands of Wilmer Hunter; thence, by and with said Hunter lands and with the lands of Mark Palmerino N 15 48 50 E - 230.83' to other lands of Mabel Elbourn; thence, by and with said other lands of Mabel Elbourn S 71 58 41 E - 235.18' to the west side of the aforementioned 20' right-of-way and the lands of Roy Elbourn; thence, by and with the west side of said right-of-way S 17 57 30 W - 16.18' to the place of beginning. Containing in all 1.346 acres of land, more or less.

Together with a 20' wide right-of-way over the lands of Ella Elbourn and Roy Elbourn from the herein described lands to Rock Hall Avenue, said right-of-way being parallel to and adjacent to the first and last lines of this description and extending in a northerly direction to Rock Hall Avenue.

May 21, 1999.

William R. Nuttle.

ELBOURN

DESCRIPTION OF THE LANDS TO BE CONVEYED FROM ELLA S. ELBOURN
TO MABEL L. ELBOURN, ROCK HALL, KENT COUNTY, MD.

Beginning for the same at the northeast corner of the herein described lands and the southeast corner of the lands of Mabel L. Elbourn (Tract 1 on a plat entitled "Survey and Division of the Mabel M. Elbourn Lands" filed in Plat Book EHP 2, folio 191); and running, thence, by and with a new division line between the herein described lands and other lands of Ella S. Elbourn S $13^{\circ} 40' 24''$ W - 79.62' to the northeast corner of the lands of Frank Hepbron; thence, by and with said Hepbron lands N $73^{\circ} 42' 58''$ W - 150.58' to a right-of-way running from the intersection of Mercer and Kent Avenues to the lands of Mabel Elbourn and others; thence, by and with said right-of-way N $18^{\circ} 29' 17''$ E - 40.00' to the lands of Mabel Elbourn; thence, by and with said Mabel Elbourn lands N $18^{\circ} 29' 17''$ E - 40.00' and S $73^{\circ} 33' 10''$ E - 143.87' to the place of beginning. Containing in all 0.269 acres of land, more or less.

April 15, 1999.

William R. Nuttle
William R. Nuttle.

ELBOURN 2

1

DESCRIPTION OF THE REMAINING LANDS OF ELLA S. ELBOURN,
ROCK HALL, KENT COUNTY, MD.

Beginning for the same at a point on the west side of a 20' wide right-of-way leading to Rock Hall Avenue, said point being the northwest corner of the lands of Ella S. Elbourn (Tract 2 on a plat entitled "Survey and Division of the Mabel M. Elbourn Lands", filed in Plat Book EHP 2, folio 191), the southwest corner of the lands of Roy P. Elbourn and on the line of the lands of ~~Ella S.~~ ^{Mabel} Elbourn; and running, thence, by and with said Roy Elbourn lands S 72 02 30 E - 185.00' to Haven Court Subdivision; thence, by and with said subdivision S 17 57 30 W - 243.43' to the lands of Martha Sperry; thence, by and with said Sperry lands N 73 34 15 W - 179.11' to the northeast corner of the lands of Frank Hepbron and a new division line between the herein described lands and the lands of Mabel Elbourn; thence, by and with said new division line N 13 40 24 E - 79.62'; thence, still by and with the lands of Mabel Elbourn N 17 57 30 E - 168.82' to the place of beginning. Containing in all 1.039 acres of land, more or less.

Together with a 20' right-of-way running from the northwest corner of the herein described lands to Rock Hall Avenue.

Subject to a 20' wide right-of-way running east of, parallel to and adjacent to the fifth line of this description (N 17 57 30 E - 168.82').

April 15, 1999.

William R. Nuttle.

★

DESCRIPTIONS OF TWO PARCELS OF THE MABEL L. ELBOURN LANDS,
ROCK HALL, FIFTH DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning for the same at an iron pipe on the northwest side of a 20' right-of-way running from the herein described lands and other lands of Elbourn to Md. Rte. 20, said point being the southernmost corner of the herein described lands and the easternmost corner of Lot 1 shown on a plat entitled "Survey and Division of the Mabel M. Elbourn Lands", recorded in Plat Book EHP 2, folio 191; and running, thence, by and with said Lot 1 N 71 58 50 W - 235.24' to an iron pipe at the easternmost corner of Lot 4 of the aforementioned plat and Parcel 2 of this description; thence, by and with Parcel 2 N 17 57 30 E - 117.73' to an iron pipe and the lands of Wendall H. Taylor; thence, by and with said Taylor lands and with the lands of Lester T. Mayne and Paul Elbourn S 72 02 30 E - 235.24' to an iron pipe on the northwest side of the aforementioned 20' right-of-way; thence, by and with said right-of-way S 17 57 30 W - 117.98' to the place of beginning. Containing in all 0.636 acres of land, more or less.

Together with the use of the 20' right-of-way lying southeast of and adjacent to the last line of this description (S 17 57 30 W - 117.98') and the extension of said line along the southeast side of the lands of Paul Elbourn to Md. Rte. 20.

Subject to a 20' right-of-way lying southwest of and adjacent to the third line of this description (S 72 02 30 E - 235.24').

PARCEL 2

Beginning for the same at an iron pipe marking the northernmost corner of Parcel 1 of this description, the easternmost corner of the herein described lands, and on the line of the lands of Wendall H. Taylor; and running, thence, by and with said Parcel 1 S 17 57 30 W - 117.73' to an iron pipe at the corner of Lots 1 and 4 shown on a plat entitled "Survey and Division of the Mabel M. Elbourn Lands", recorded in Plat Book EHP 2, folio 191; thence, by and with said Lot 4 on said plat N 71 58 50 W - 154.81' to an iron pipe and Lot 5 shown on said plat;

PARCEL 2 continued

thence, by and with Lot 5 N 23 27 30 E - 118.11' to an iron pipe and the lands of Carolyn M. Thompson; thence, by and with said Thompson lands and with the lands of Wendall H. Taylor S 72 02 30 E - 143.48' to the place of beginning. Containing in all 0.403 acres of land, more or less.

Together with a 20' right-of-way over Parcel 1 of this description, said right-of-way lying southwest of and adjacent to the northeast side of Parcel 1.

Together, also, with a 20' right-of-way running from the southeast end of the above right-of-way, and along the southeast side of the lands of Paul Elbourn to Md. Rte. 20.

August 24, 1994.

William R. Nuttle.

ELBOURN 2

PARCEL 2 continued ^{154.81}

58 50 W - ~~191.92~~ to an iron pipe and Lot 5 shown on said plat; thence, by and with Lot 5 N 23 27 30 E - 118.11' to an iron pipe and the lands of Carolyn M. Thompson; thence, by and with said Thompson lands and with the lands of Wendall H. Taylor S 72 02 30 E - ~~180.00~~ ^{143.48} to the place of beginning. Containing in all 0.502 acres of land, more or less.

403

Together with a 20' right-of-way over Parcel 1 of this description, said right-of-way lying southwest of and adjacent to the northeast side of Parcel 1.

Together, also, with a 20' right-of-way running from the southeast end of the above right-of-way, and along the southeast side of the lands of Paul Elbourn to Md. Rte. 20.

August 24, 1994.

William R. Nuttle.

ELBOURN

DESCRIPTIONS OF TWO PARCELS OF THE MABEL L. ELBOURN LANDS, ROCK HALL, FIFTH DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning for the same at an iron pipe on the northwest side of a 20' right-of-way running from the herein described lands and other lands of Elbourn to Md. Rte. 20, said point being the southernmost corner of the herein described lands and the easternmost corner of Lot 1 shown on a plat entitled "Survey and Division of the Mabel M. Elbourn Lands", recorded in Plat Book EHP 2, folio 191; and running, thence, by and with said Lot 1 N 71 58 50 W - ~~198.72~~^{235.24} to an iron pipe and Parcel 2 of this description; thence, by and with Parcel 2 N 17 57 30 E - 117.73' to an iron pipe and the lands of Wendall H. Taylor; thence, by and with said Taylor lands and with the lands of Lester T. Mayne and Paul Elbourn S 72 02 30 E - ~~198.72~~^{235.24} to an iron pipe on the northwest side of the aforementioned 20' right-of-way; thence, by and with said right-of-way S 17 57 30 W - 117.98' to the place of beginning. Containing in all 0.538 acres of land, more or less.

at the easternmost corner of Lot 4 on the aforementioned plat

0.636

Together with the use of the 20' right-of-way lying southeast of and adjacent to the last line of this description (S 17 57 30 W - 117.98') and the extension of said line along the southeast side of the lands of Paul Elbourn to Md. Rte. 20.

Subject to a 20' right-of-way lying southwest of and adjacent to the third line of this description (S 72 02 30 E - ~~198.72~~^{235.24}).

PARCEL 2

Beginning for the same at an iron pipe marking the northernmost corner of Parcel 1 of this description, the easternmost corner of the herein described lands, and on the line of the lands of Wendall H. Taylor; and running, thence, by and with said Parcel 1 S 17 57 30 W - 117.73' to an iron pipe and Lot 1 shown on a plat entitled "Survey and Division of the Mabel M. Elbourn Lands", recorded in Plat Book EHP 2, folio 191; thence, by and with said Lot 4 and with Lot 4 on said plat N 71

at the corner of Lots 1 & 4

Elb & Sev

DESCRIPTIONS OF TWO LOTS OF THE ELBOURN AND SEVERE LANDS,
ROCK HALL, KENT COUNTY, MD.

LOT 1

Beginning for the same at a point on the southwest side of Rock Hall Avenue, said point being the northeast corner of the herein described lands and the northwest corner of the lands of Brawner Bld., Inc.; and running, thence, by and with said Brawner lands S 17 43 50 W - 215.82' and S 72 02 30 E - 1.12' to Parcel 2 of the Mabel Elbourn lands; thence, by and with said Elbourn lands S 23 27 30 W - 118.11' to the lands of Mark B. Palmerino; thence, by and with said Palmerino lands N 71 58 40 W - 80.00' to Lot 2 of this description; thence, by and with Lot 2 N 17 57 30 E - 117.47' to the lands of John C. Schneider; thence, by and with said Schneider lands S 72 02 30 E - 27.50' and N 18 36 20 E - 215.83' to the southwest side of Rock Hall Avenue; thence, by and with the southwest side of said road S 72 02 30 E - 59.40' to the place of beginning. Containing in all 0.534 acres of land, more or less.

Subject to a 20' right-of-way running from Rock Hall Avenue along the southeast side of the seventh line of this description (N 18 36 20 E - 215.83') and turning northwesterly to meet Lot 2 of this description.

LOT 2

Beginning for the same at the northeast corner of the herein described lands, said point being the end of the fifth line of the description of Lot 1 (N 17 57 30 E - 117.47') and on the line of the lands of John C. Schneider; and running, thence, by and with Lot 1 S 17 57 30 W - 117.47' to the lands of Mark Palmerino; thence, by and with said Palmerino lands N 71 58 40 W - 158.51' to the lands of Etta C. Foskey; thence, by and with said Foskey lands N 13 50 E - 117.61' to the lands of William Bowers; thence, by and with said Bowers lands and with the lands of James White and John Schneider S 72 02 30 E - 166.97' to the place of beginning. Containing in all 0.439 acres of land, more or less.

Together with a 20' wide right-of-way over Lot 1 of this description to Rock Hall Avenue.

May 18, 1999.

William R. Nuttle.



Insurance • Real Estate

☐ 515 Washington Avenue
P. O. Box 2500
Chestertown, MD 21620
(410) 778-1665

☐ Main Street
P. O. Box 132
Rock Hall, MD 21661
(410) 639-7051

☐ Rainbow Plaza
P. O. Box 464
Chester, MD 21619
(410) 643-6660

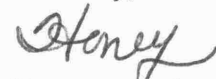
March 17, 1999

William R. Nuttle
P. O. Box 371
Chestertown MD 21620

Dear Bill,

Attached are the changes to the Ella Elbourn plat as detailed by Pamela Rickman, Zoning Administrator, and required by the town of Rock Hall for a lot line adjustment. Please make the changes accordingly and send the lot line adjustment plat to me so that it can be presented to the town of Rock Hall. If you have any questions, please call me at our Rock Hall office. Send the bill to Ella Elbourn at 8202 Rockcreek Place, Apt., Cordova TN 38018.

Sincerely,


Honey Wood



HIGHEST STANDARDS
OF PROFESSIONAL SERVICE



COPY

WILLIAM R. NUTTLE
Registered Surveyor
CHESTERTOWN, MD. 21620

April 4, 1994.

Mrs. Mabel Elbourn
20873 Rock Hall Ave.
Rock Hall, Md. 21661

Dear Mrs. Elbourn:

Enclosed are several copies of a plat that I drew up based upon the Schrader plat and roughly locating the house. It would probably be a good idea for you to approach the zoning people for their reaction before going into it any further. Let me know what they say.

Sincerely yours,

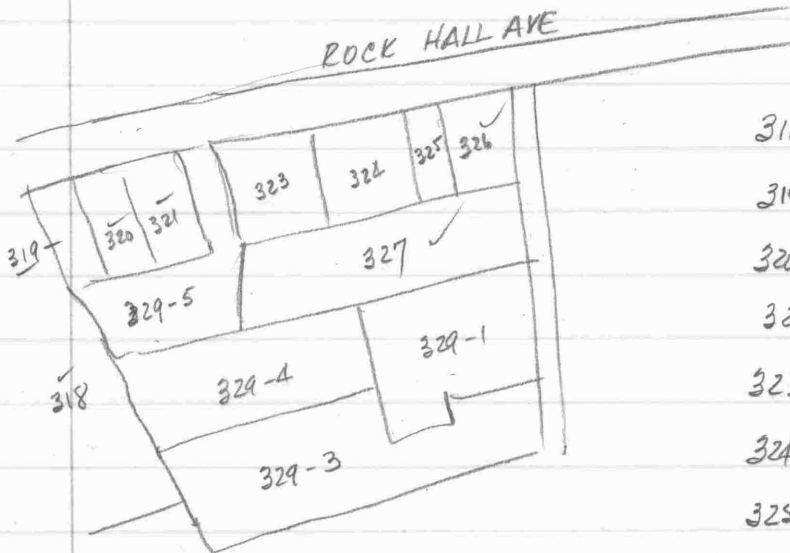
Plat Bk. EHP 2/191

329 559 327 326

Mabel L. Elbourn

20873 Rock Hall Ave.

M 500



318- Etha C. Foskey O.C.

319- Wm. E. Bowers 12/52

320 Jas. H. White 22/669

321 John C. Schneider 170/173

Browner Building, Inc.
323 Carolyn M. Thompson MLM 40/222

324 Wendall H. Taylor RAS 31/424

325 Lester T. Mayne III MLM 39/26

326 Mabel L. Elbourn MLM 8/438

327 " " EHP 64/786

329 " " RAS 31/487

329-5- Mabel L &
Jane Elbourn Severe

329-4 Mark B. Palmerino

Elbourn, Paul & Elinor MLM 8/438

Begin SE cor. of whole tract of Marion Coleman
N13°E-13.08 to S side rd.

W side N77°W-100' to lands retained by Coleman
S13°W-13.08

st. line 100' to begin

Elbourn EHP 64/786

Begin stone at SE cor. of Edw. Loane lot #2 (see APR 8/202)

N77°30'W-378± to Thor. B. Elbourn

S18°00'W-118.11 to new div. line

W side S77°30'E-383.17 to pt. on 20' R/W extended

W side N12°30'E-118 to begin

2143560
21780
13.08
16.5
6540
7848
1308
215820

1/2 interest

MLM 48/533

Together with
use of 20' R/W

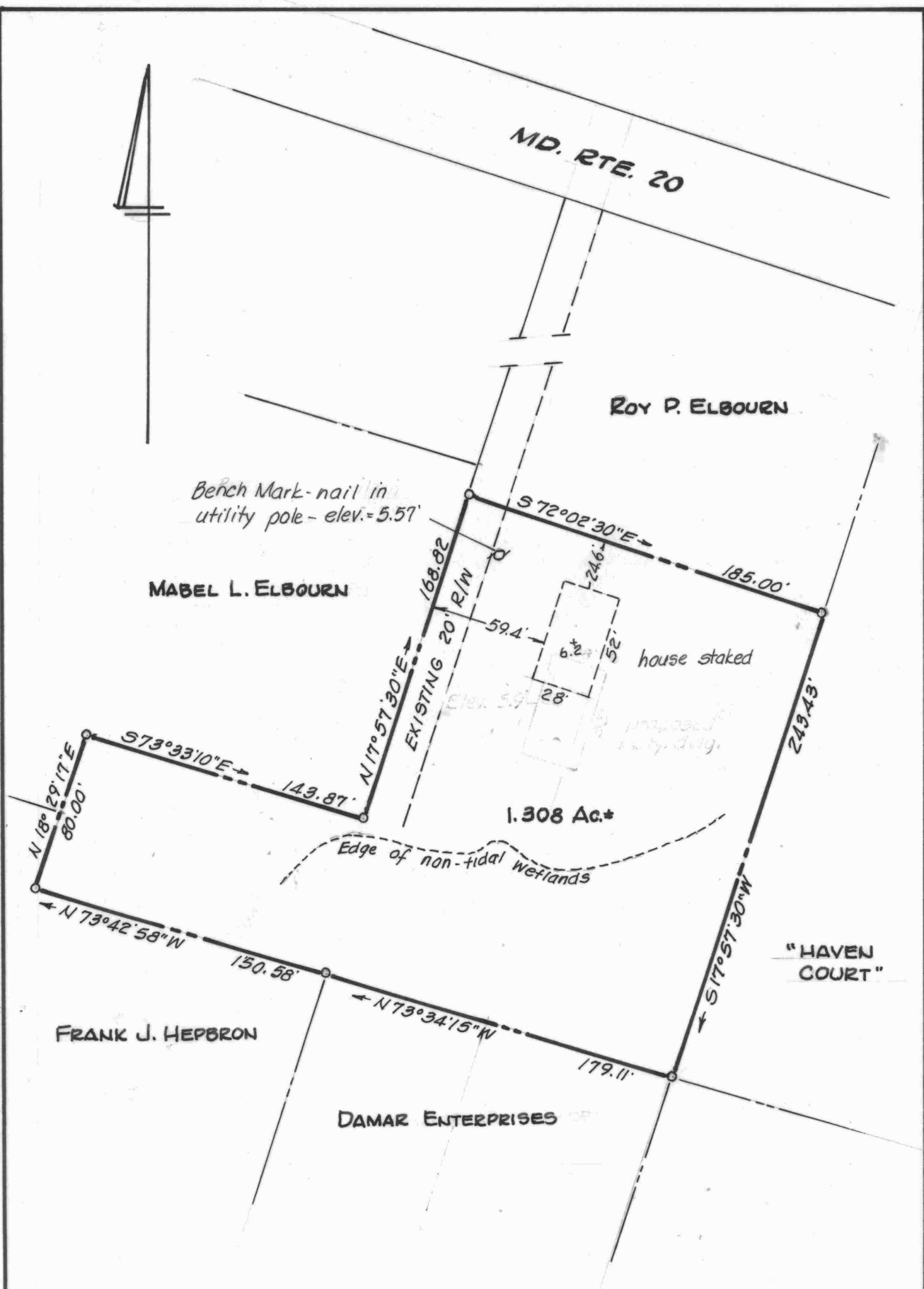
January 24, 1995.

Director of Planning
Town Office
Rock Hall, Md. 21661

Dear sir:

On January 23, 1995 I took an elevation on the newly constructed concrete block foundation on the lot owned by Ella S. Elbourn. I found that the top of the foundation was 8.44'. The elevation of the flood level in this area is 8', requiring the first floor to be at least 9'. Normal construction of sills, joists, subfloor and finished floor should add about 1.0' to the 8.44', making the final first floor elevation some 5" to 6" above the minimum.

Sincerely yours,

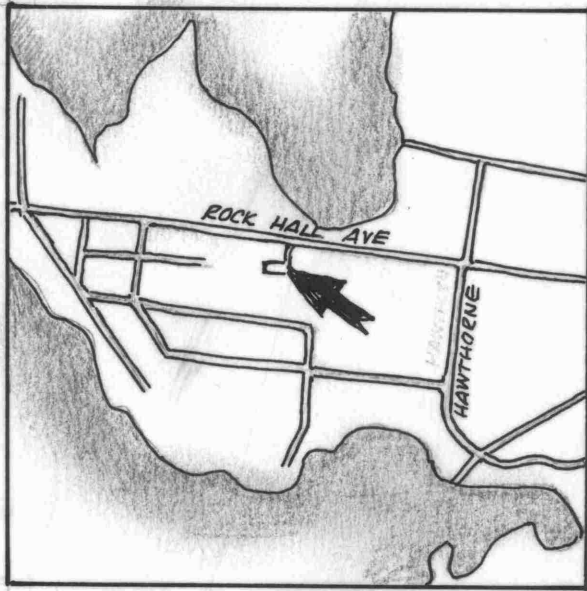


SITE PLAN
ELLA S. ELBOURN LANDS

ROCK HALL, KENT COUNTY, MD.

Scale 1"=60' June 1994.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.



ETTA C. FOSKEY

117.61'

WM. E. BOWERS

JAMES H. WHITE

S72°02'30"E

166.97'

194.47'

27.50'

117.47'

LOT 2
0.439 Ac±

non-tidal wetlands

N71°58'40"W

158.51'

LOT 1
0.534 Ac±

80.00'

238.51'

non-tidal wetlands

S17°57'30"W

20' RIGHT-OF-WAY

N18°36'20"E

215.83'

215.82'

JOHN C. SCHNEIDER

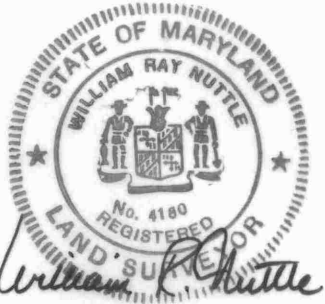
BRAWNER BLDG., INC.

S72°02'30"E

1.12'

PARCEL 2
MABEL ELBOURN

MARK B. PALMERINO



The Town of Rock Hall's community water supply and sewerage system conforms with the Kent County Plan.

The Town of Rock Hall has existing allocation and connections for public water and sewer for Lot 1, 0.534 Ac± and Lot 2, 0.439 Ac±

APPROVED BY:

Rock Hall Zoning Administrator

Kent County Health Officer

Rock Hall Director of Public Works

SUBDIVISION PLAT
ELBOURN & SEVERE LANDS

ROCK HALL, KENT COUNTY, MD.

Scale 1"=50'

Jan. 1996.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

MD. RTE. 20

CAROLYN M.
THOMPSON

WENDALL H. TAYLOR

LESTER
MAYNE

MABEL M.
ELBOURN

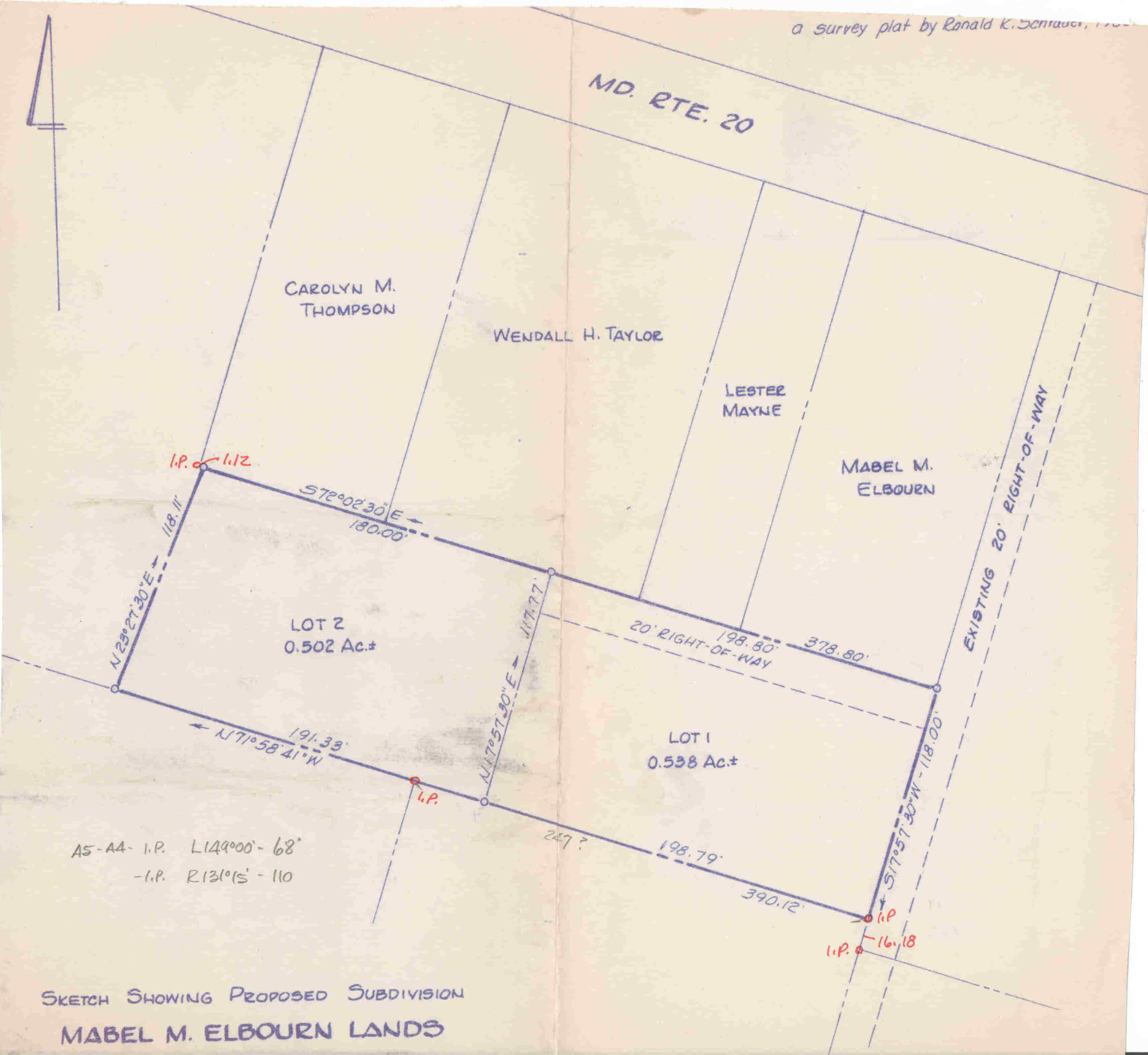
EXISTING 20' RIGHT-OF-WAY

LOT 2
0.502 Ac.±

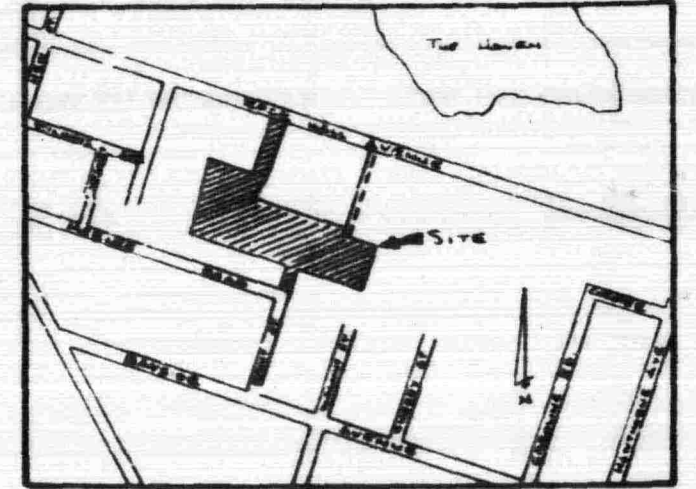
LOT 1
0.538 Ac.±

A5-A4- I.P. L149°00'-68°
-I.P. R131°15'-110

SKETCH SHOWING PROPOSED SUBDIVISION
MABEL M. ELBOURN LANDS



RECEIVED
Oct 18 10 14 AM '86
CLERK - CIRCUIT COURT
KENT COUNTY

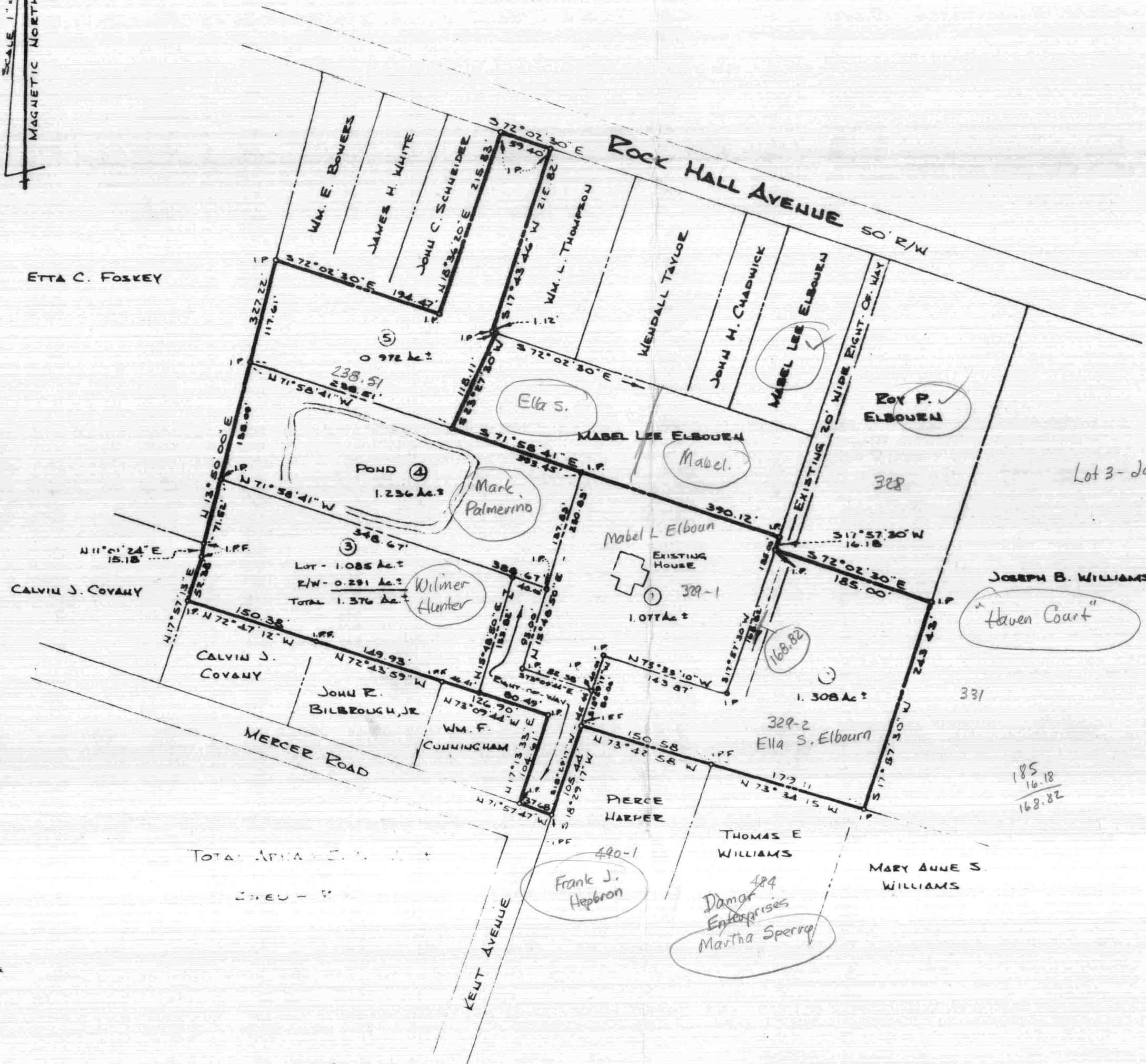


VICINITY MAP
Scale 1" = 800'

The Town of Rock Hall acknowledges it has reserved sewage capacity to accommodate four lots in this subdivision if ever developed.

Joseph Mangini
Joseph Mangini, Rock Hall Town Manager

SCALE 1" = 100'
MAGNETIC NORTH - MAY 1985



393.45
250.51
143
390
143
247

- NOTES
1. I.P. = IRON PIPE SET
 2. I.P.F. = IRON PIPE FOUND
 3. I.R.F. = IRON ROD FOUND
 4. FOR REFERENCE TO FILE
- SEE THE FOLLOWING
RAS 31.487
RAS 34.275
NHS 52.37
EHP 50.31
EHP 51.483

MAP 500

APPROVED BY:

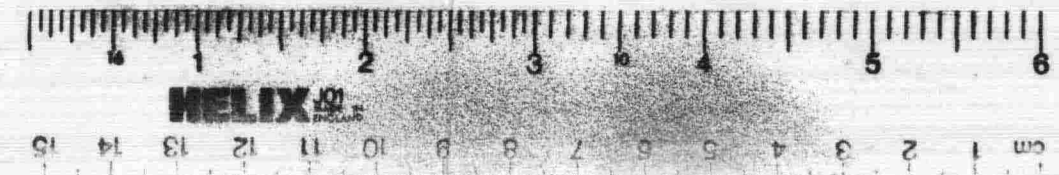
<i>James K. Ryland</i> Rock Hall Planning Administrator	9-24-86 DATE
<i>Joseph A. Mangini</i> Rock Hall Town Engineer	9-24-86 DATE
<i>Wm. G. Brannon</i> Kent County Health Officer	10-6-86 DATE
<i>Thomas M. Elbourn</i> OWNER OF LANDS SHOWN HEREON	9-24-86 DATE

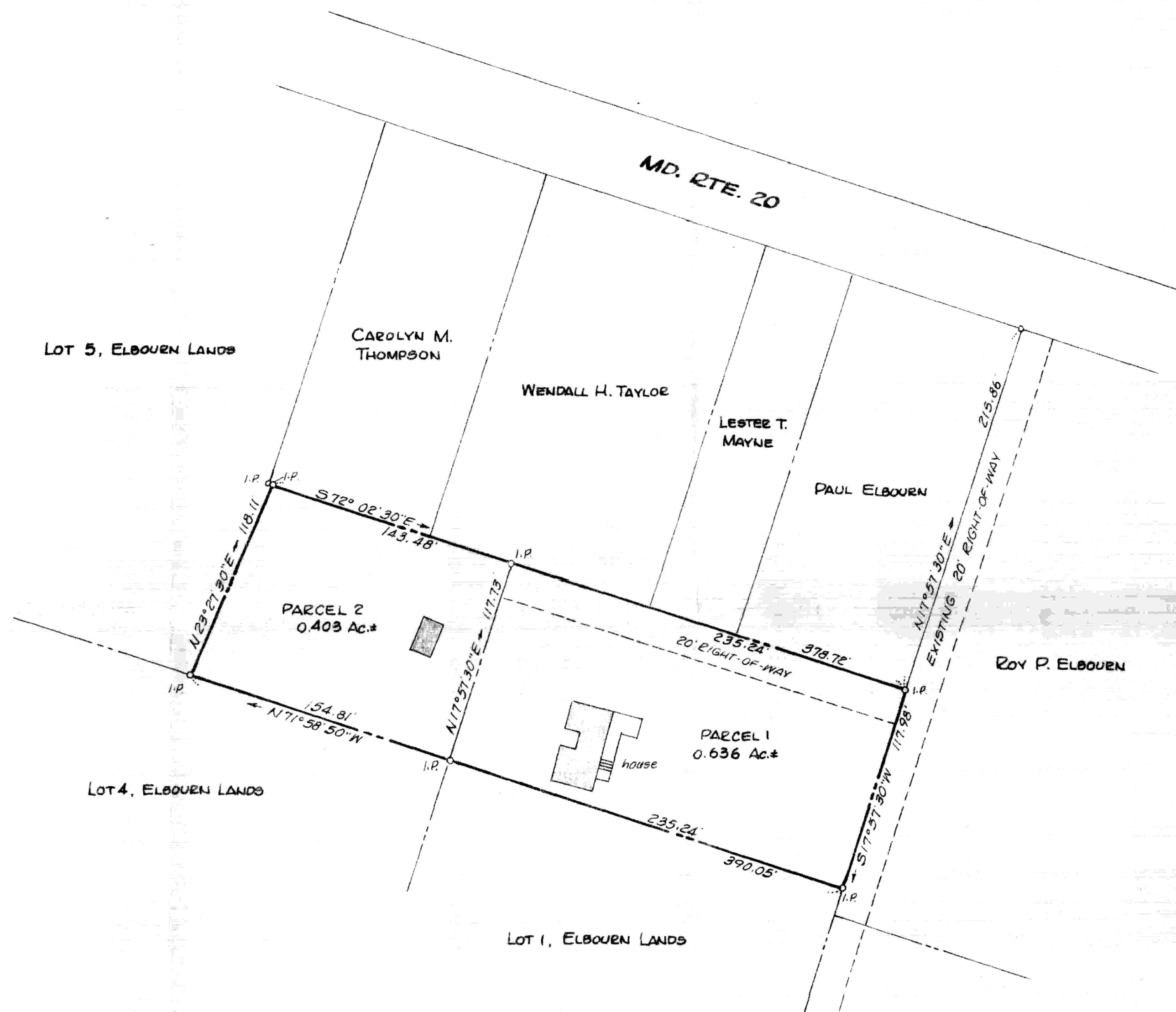
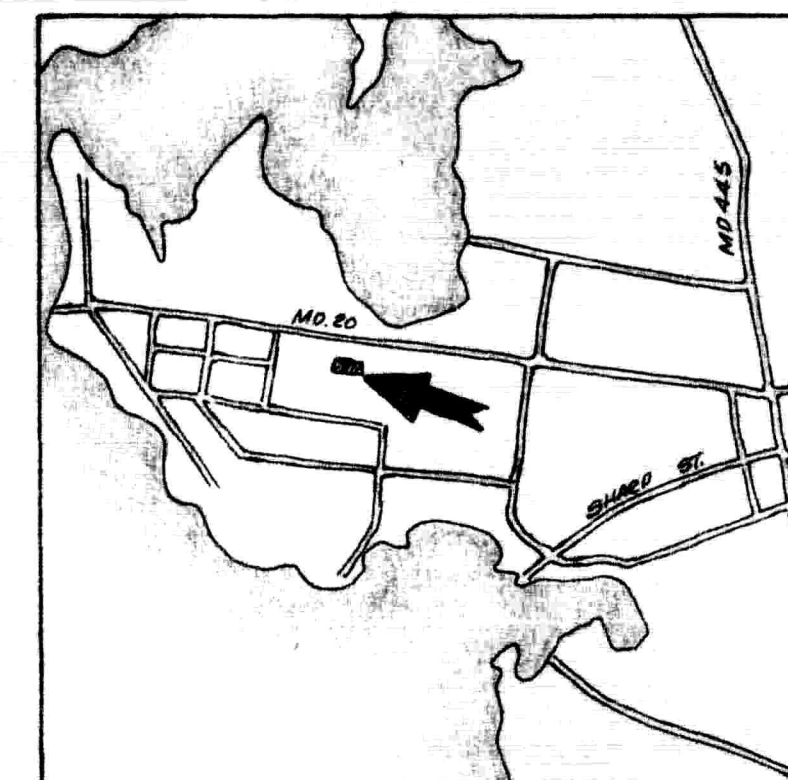


Edmund K. Schrader
Edmund K. Schrader
6-12-86
DATE

SURVEY AND DIVISION OF THE MABEL M. ELBOURN LANDS		
SCALE 1" = 100'	APPROVED BY EDMUND K. SCHRADER REG SURVEYOR, CQUESTERTOWN, MD. ADVISED	DRAWN BY RES
DATE FEB. 1986		
5TH DISTRICT, ROCK HALL, KENT COUNTY, MARYLAND		
DRAWING NUMBER		181

Filed with in Plot Book EMP#2, Folio 191.





Approved by:
Rock Hall Zoning Administrator

Kent County Health Officer

Rock Hall Director of Public Works.

Note: Lots shown as Lots 1, 4, & 5, Elbourn Lands are shown on a plat entitled "Survey & Division of the Mabel M. Elbourn Lands," recorded in Plat Book EHP2, folio 191.

REVISED
MINOR SUBDIVISION PLAT
MABEL L. ELBOURN LANDS

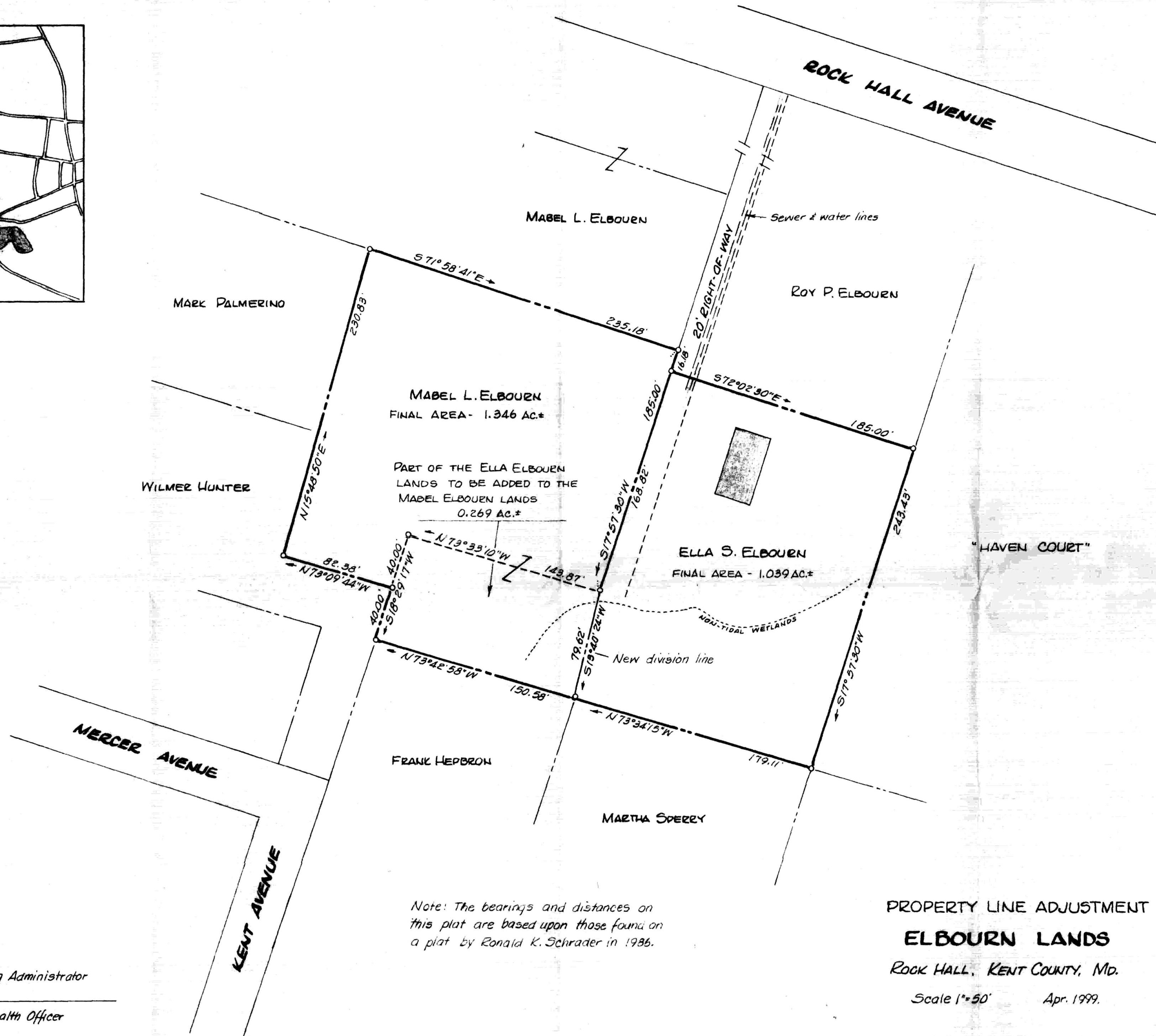
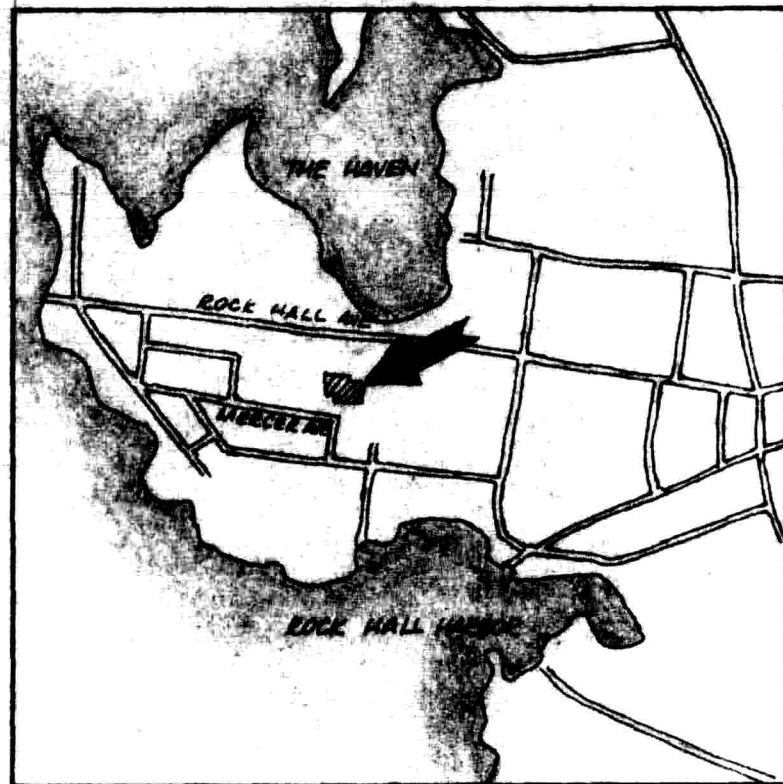
ROCK HALL, KENT COUNTY, MD.

Scale 1"=50'

May 1994, Rev. Sept. 1994.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe



Note: The bearings and distances on this plat are based upon those found on a plat by Ronald K. Schrader in 1986.

PROPERTY LINE ADJUSTMENT

ELBOURN LANDS

Rock Hall, Kent County, Md.

Scale 1"=50' Apr. 1999.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

APPROVED BY:
Rock Hall Zoning Administrator

Kent County Health Officer

Rock Hall Director of Public Works